

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for JUNE 11, 2003 PLANNING COMMISSION MEETING

P.A.S.: Preliminary Plat #02021
EDM Business and Industrial Park

PROPOSAL: To create 31 lots for commercial and industrial development.

LOCATION: South of the intersection of Southwest 32nd and West O Streets.

LAND AREA: Approximately 29.8 acres.

CONCLUSION: With minor modifications, this preliminary plat complies with the requirements of the Land Subdivision Ordinance, and allows for an appropriate use of land consistent with the Comprehensive Plan.

<u>RECOMMENDATION:</u>	Conditional Approval
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GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached.

EXISTING ZONING: H-3 Highway Commercial, I-1 Industrial

EXISTING LAND USE: One industrial building at the northeast corner, the remainder of the site is undeveloped.

SURROUNDING LAND USE AND ZONING:

North:	Commercial	H-3
South:	Railroad	I-1
East:	Commercial	H-3, I-1
West:	Commercial, Vacant	H-3, I-1

COMPREHENSIVE PLAN SPECIFICATIONS:

Page F25 - The Land Use Plan designates commercial and industrial uses in this area consistent with the existing zoning boundary.

Page F31 - This plat is within the City's future Service Limit and in an area designated as Tier 1 - Priority A.

Page F38 - Commercial and industrial districts in Lancaster County shall be located:
• within the City of Lincoln or incorporated villages

- outside of saline wetlands, signature habitat areas, native prairie and floodplain areas (except for areas of existing commercial and industrial zoning)
- where urban services and infrastructure are available or planned for in the near term
- in sites supported by adequate road capacity – commercial development should be linked to the implementation of the transportation plan
- in areas compatible with existing or planned residential uses
- in areas accessible by various modes of transportation (i.e. automobile, transit and pedestrian)
- so that they enhance entryways or public way corridors, when developing adjacent to these corridors
- in a manner that supports the creation and maintenance of green space as indicated in the environmental resources section of this Plan.

HISTORY:

- The preliminary plat was submitted on September 23, 2002
- The Director's Letter was sent on October 24, 2002.
- The revised preliminary plat was submitted on April 30, 2003.

UTILITIES: All utilities are available to the site.

TRAFFIC ANALYSIS: The plat provides an internal public street system with access to West O Street. The street layout also provides for the continuation of streets through adjoining properties at such time as they are developed.

ENVIRONMENTAL CONCERNS: An approximate one-acre area of potential wetland at the southeast corner of the plat.

ANALYSIS:

1. The subdivision ordinance requires 66' wide rights-of-way, with 33' wide streets for commercial and industrial developments. Southwest 32nd Street is shown having 50' of right-of-way between West O Street and West View Avenue. Because the adjacent lands to the west are not included in the plat, only half the right-of-way must be dedicated with this development. This requires another 8' of right-of-way, or 33' east of the centerline, to be dedicated with this plat. Additionally, West View Avenue is shown as having a 63' wide right-of-way, but 66' must be provided.
2. The Southwest 32nd Street right-of-way currently extends to the south boundary of the plat. The configuration shown on the plat revises Southwest 32nd Street and terminates it in a cul-de-sac. As a result, that portion of the right-of-way from the cul-de-sac to the south boundary of the plat must be vacated.
3. Public Works notes that Lot 8, Block 3 must be provided abutting sanitary sewer per the subdivision ordinance. As shown, sanitary sewer is provided to Lot 8 via a 20' wide sewer easement across Lot 7 and is not allowed. Providing the required frontage

to an abutting sewer could be accomplished by including the area of the 20' easement 4as part of Lot 8. In their review, Public Works also notes other deficiencies relating to grading and drainage that must be corrected.

4. There are several other deficiencies noted in the Public Works (including Watershed Management) review pertaining to grading and drainage. While it does not appear that these deficiencies significantly affect the layout of the plat, they must be corrected before the plat can be scheduled for City Council. This includes demonstrating that the proposed water system is adequate to serve this development.
5. Several minor corrections must be made to the plat including: the surveyor's certificate must be signed; provide a graphic scale on Sheet 1 of 6; move the zoning boundary between H-3 and I-1 as it is actually located south of the right-of-way line of West View Avenue; and, provide minimum opening elevations for lots adjacent to detention areas or drainage ways.
6. A potential wetlands area is shown at the southeast corner of the plat. A permit from the U.S. Army Corps of Engineers will be required if there are wetlands and they are disturbed. There is the potential to reconfigure the lot layout to preserve the wetland area. This may be accomplished by exploring opportunities to combine stormwater detention with wetlands preservation.
7. Additional utility easements are required, and the plat must show the additional utility easements per the L.E.S. review.
8. The Health Department reviewed this request, and their advisory comments are noted and are attached for reference by the applicant.
9. This plat as submitted generally complies with the applicable regulations, and with minor revisions requires no waivers for approval. It will provide 31 lots for commercial and industrial development in an area where such development is encouraged, and is an appropriate use of land at this location.

CONDITIONS:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans and 6 copies to the Planning Department, the preliminary plat will be scheduled on the City Council's agenda: (NOTE: These documents and plans are required by ordinance or design standards.)

- 1.1 Revise the preliminary plat to show:
 - 1.1.1 33' wide right-of-way east of the centerline of Southwest 32nd Street between West O Street and West View Avenue
 - 1.1.2 66' wide right-of-way for West View Avenue.
 - 1.1.3 A signed surveyor's certificate.
 - 1.1.4 A graphic scale on Sheet 1 of 6
 - 1.1.5 The zoning boundary between H-3 and I-1 in the actual location.
 - 1.1.6 Minimum opening elevations for lots adjacent to detention areas or drainage ways.
 - 1.1.7 Additional utility easements as noted in the May 9, 2003 L.E.S. review.
 - 1.1.8 Lot 8 with frontage to an abutting sewer.
- 1.2 The required corrections noted in the Public Works review, including a revised grading and drainage plan approved by Public Works and Utilities.
- 1.3 A water system plan approved by Public Works and Utilities.

General:

2. Final Plats will be scheduled on the Planning Commission agenda after:
 - 2.1 The sidewalks, streets, drainage facilities, street lighting, street trees, temporary turnarounds and barricades, and street name signs have been completed or the subdivider has submitted a bond or an escrow of security agreement to guarantee their completion.
 - 2.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:
 - 2.2.1 To submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.
 - 2.2.2 To complete the private improvements shown on the preliminary plat.

- 2.2.3 To maintain the outlot and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.
 - 2.2.4 To submit to the lot buyers and builders a copy of the soil analysis.
 - 2.2.5 To pay all improvement costs.
 - 2.2.6 To comply with the provisions of the Land Preparation and Grading requirements of the Land Subdivision Ordinance.
 - 2.2.7 To properly and continuously maintain and supervise the private facilities which have common use or benefit, and to recognize that there may be additional maintenance issues or costs associated with providing for the proper functioning of storm water detention/retention facilities as they were designed and constructed within the development, and that these are the responsibility of the land owner.
- 2.3 That portion of the Southwest 32nd Street right-of-way from the cul-de-sac to the south boundary of the plat has been approved for vacation by the City Council and the land has been deeded to the subdivider.

Prepared by:

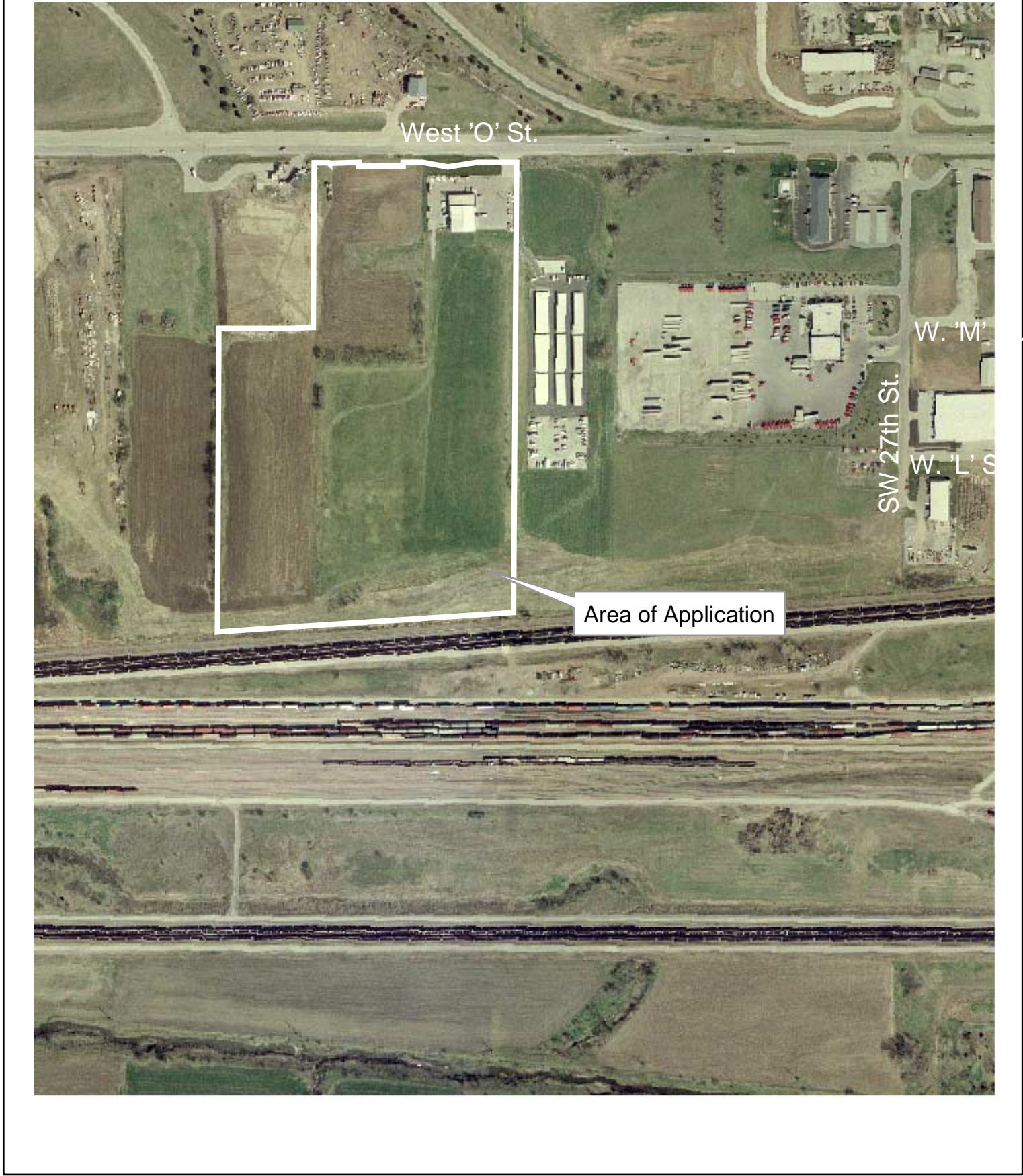
Brian Will
Planner
May 29, 2003

**APPLICANT
OWNER:**

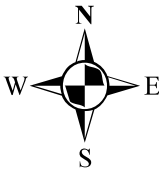
EDM Corporation
3001 West O Street
Lincoln, NE 68528
(402) 434-5212

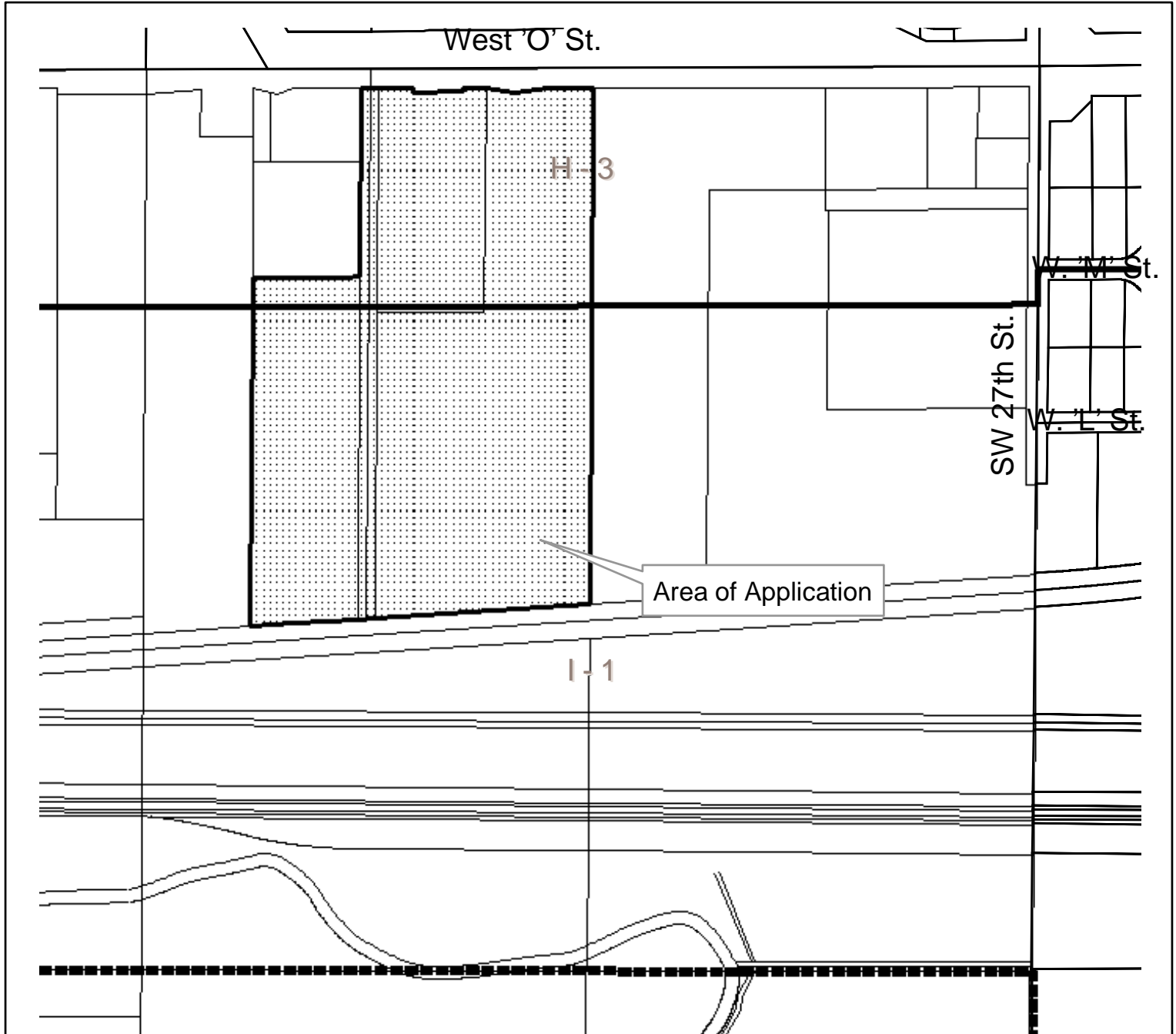
Raymond Farms, LLC
PO Box 81463
Lincoln, NE 68501
(402) 434-5212

CONTACT: Reed Schwartzkopf
ESP, Inc.
601 Old Cheney Road Suite A
Lincoln, NE 68512
(402) 421-2500



Preliminary Plat #02021
EDM Industrial Center



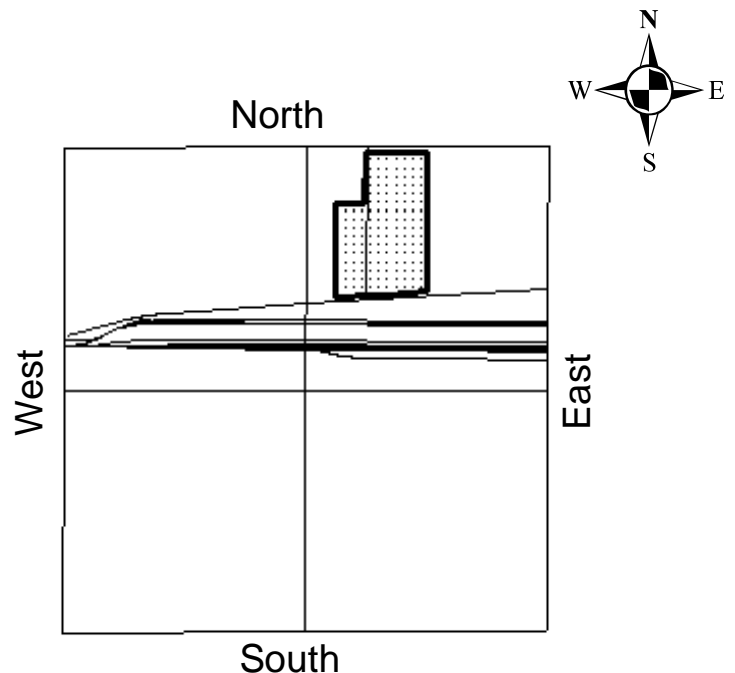
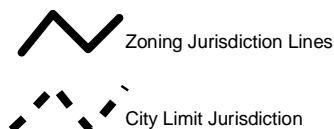


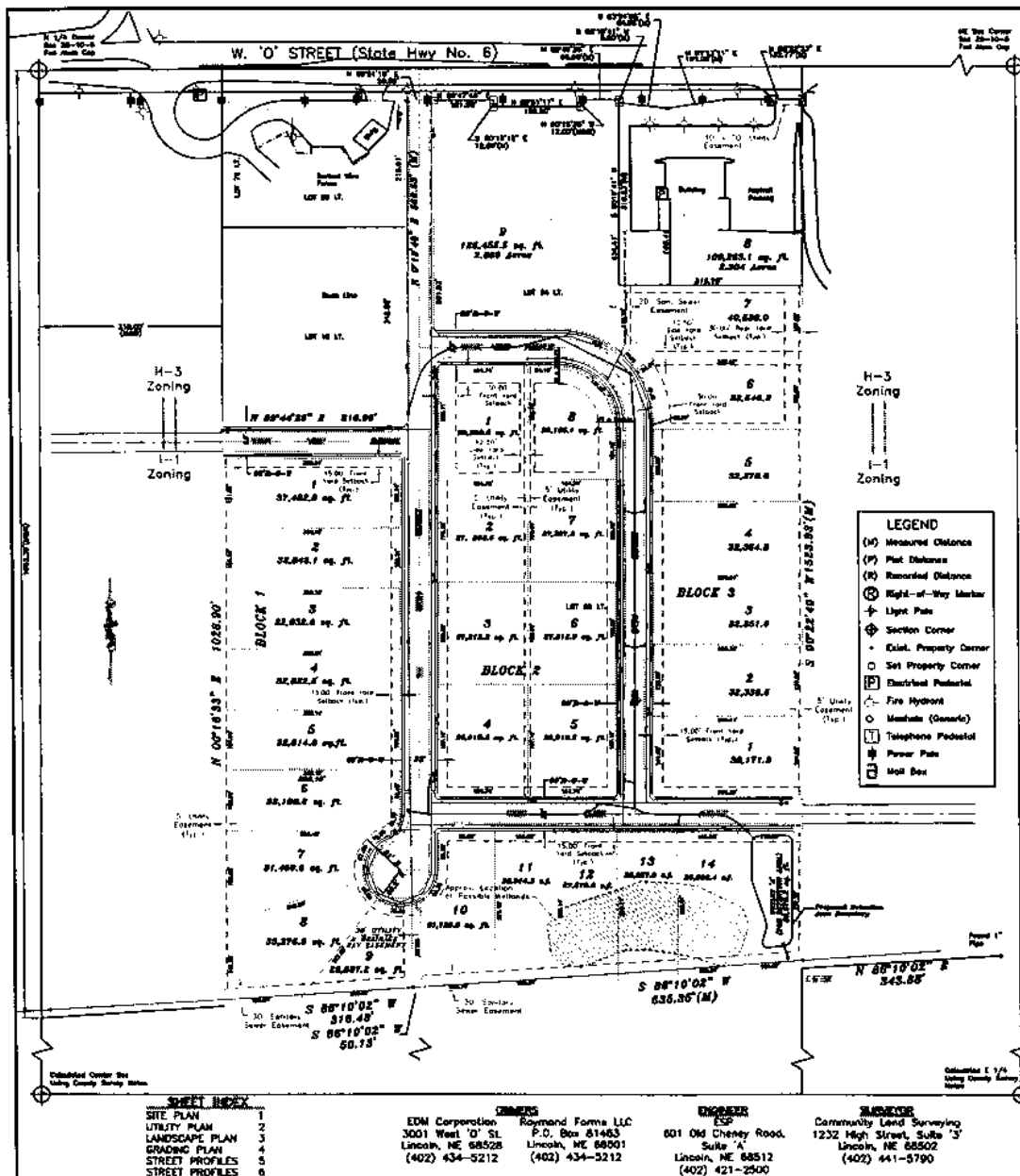
Preliminary Plat #02021 **EDM Industrial Center**

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
 Sec. 29 T10N R7E

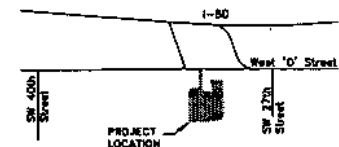




STATION	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
1	S 89°44'25" E	37.485	S 89°44'25" E	37.485
2	S 89°44'25" E	37.485	S 89°44'25" E	37.485
3	S 89°44'25" E	37.485	S 89°44'25" E	37.485
4	S 89°44'25" E	37.485	S 89°44'25" E	37.485
5	S 89°44'25" E	37.485	S 89°44'25" E	37.485
6	S 89°44'25" E	37.485	S 89°44'25" E	37.485
7	S 89°44'25" E	37.485	S 89°44'25" E	37.485
8	S 89°44'25" E	37.485	S 89°44'25" E	37.485
9	S 89°44'25" E	37.485	S 89°44'25" E	37.485
10	S 89°44'25" E	37.485	S 89°44'25" E	37.485
11	S 89°44'25" E	37.485	S 89°44'25" E	37.485
12	S 89°44'25" E	37.485	S 89°44'25" E	37.485
13	S 89°44'25" E	37.485	S 89°44'25" E	37.485
14	S 89°44'25" E	37.485	S 89°44'25" E	37.485
15	S 89°44'25" E	37.485	S 89°44'25" E	37.485
16	S 89°44'25" E	37.485	S 89°44'25" E	37.485
17	S 89°44'25" E	37.485	S 89°44'25" E	37.485
18	S 89°44'25" E	37.485	S 89°44'25" E	37.485
19	S 89°44'25" E	37.485	S 89°44'25" E	37.485
20	S 89°44'25" E	37.485	S 89°44'25" E	37.485

GENERAL NOTES

- The relocation of existing facilities will be at the owner/developer's expense.
- The contours shown are based on NVD88 Datum.
- All dimensions along curves shall be chord distances.
- All interior intersection radii shall be 40 feet.
- Sanitary Sewer and Water Lines to be 8" Pipe and to be built to the City of Lincoln Specifications.



APPROVAL

The foregoing plat was approved by the Lincoln/Lancaster County Planning Commission on this _____ day of _____, 2002.

ATTEST:

SURVEYOR'S CERTIFICATE

I, Jayme Malone, a Registered Professional Land Surveyor under the laws of the State of Nebraska, certify the above Survey was executed by me, or under my direct supervision. Distances shown are measured in feet and decimals of a foot.

Signed this _____ day of _____, 2000.

LEGAL DESCRIPTION

Lot 61 of Irregular Tracts, located in the Northwest Quarter of Section 28, Township 10 North, Range 6 East of the 6th Principal Meridian, City of Lincoln, Lancaster County, Nebraska, and being more particularly described as follows:

Referring to the North Quarter corner of Section 28; thence southerly N 89°44'25" E on the north line of the Northwest Quarter of said section, 318.00 feet; thence southerly S 02°18'32" W and parallel with the West line of the Northwest Quarter, 616.00 feet to the Northeast corner of Lot 61 LT.; a set 1" square iron pipe, sold point being the True Point of Beginning; thence southerly N 89°44'25" E on the north line of the Northwest Quarter, 318.00 feet to the Northeast corner of Lot 61 LT.; a 1" square iron pipe set, sold point being 23.00 feet westerly of the East line of the West half of the Northwest Quarter; thence southerly S 02°18'32" W on the southerly line of Lot 61 LT., 1007.10 feet to a point of intersection with the southerly right-of-way line of the Chicago Burlington and Quincy Railroad; a 1" square iron pipe set, sold point being the Southwest corner of Lot 61 LT.; thence southerly S 89°10'02" W on the southerly right-of-way line of the Chicago Burlington and Quincy Railroad, 318.49 feet to a point of intersection with the southerly line of Lot 61 LT.; a 1" square iron pipe set, sold point being the Southwest corner of Lot 61 LT.; thence southerly S 02°18'32" E on the southerly line of Lot 61 LT., 1008.00 feet to the True Point of Beginning.

Containing a calculated area of 7.361 Ac. more or less. Subject to all Easements, restrictions and reservations of record.

and

Lot 64 of Irregular Tracts, located in the Northwest Quarter of Section 28, Township 10 North, Range 6 East of the 6th Principal Meridian, City of Lincoln, Lancaster County, Nebraska, and being more particularly described as follows:

Referring to the North Quarter corner of Section 28; thence southerly N 89°44'25" E on the north line of the Northwest Quarter, 605.00 feet; thence southerly S 02°18'32" W on the southerly right-of-way line of Southwest 32nd Street, 50.10 feet to a point of intersection with the southerly right-of-way line of State Highway No. 6, 0.00 feet to the point of beginning of the described tract; thence southerly N 89°44'25" E on the southerly right-of-way line of State Highway No. 6, 103.00 feet to a 1" square iron pipe set; thence southerly S 02°18'32" E on the southerly right-of-way line of State Highway No. 6, 12.00 feet to a 1" square iron pipe set; thence southerly N 89°10'02" W on the southerly right-of-way line of Southwest 32nd Street, 12.00 feet to a 1" square iron pipe set; thence southerly N 89°44'25" E on the southerly right-of-way line of Southwest 32nd Street, 86.00 feet to a point of intersection with the southerly line of Lot 64 LT.; a 1" square iron pipe set; thence southerly S 02°18'32" W on the southerly line of Lot 64 LT., 681.28 feet to the Southwest corner of Lot 64 LT.; a 1" square iron pipe set; thence southerly S 89°44'25" E on the southerly line of Lot 64 LT., 1007.10 feet to a point of intersection with the southerly right-of-way line of Southwest 32nd Street, sold point being the southerly corner of Lot 64 LT.; a 1" square iron pipe set; thence southerly N 02°18'32" E on the southerly right-of-way line of Southwest 32nd Street, 661.33 feet to the True Point of Beginning.

Containing a total calculated area of 4.786 Ac. more or less. Subject to all easements, restrictions and reservations of record.

and

Lot 65 of Irregular Tracts, located in the Northwest Quarter of Section 28, Township 10 North, Range 6 East of the 6th Principal Meridian, City of Lincoln, Lancaster County, Nebraska, and being more particularly described as follows:

Referring to the Northeast corner of Lot 64 of Irregular Tracts; thence southerly S 02°18'32" W on the southerly right-of-way line of State Highway No. 6, 103.00 feet; thence southerly N 89°44'25" E on the southerly right-of-way line of State Highway No. 6, 12.00 feet to a 1" square iron pipe set; thence southerly S 02°18'32" E on the southerly right-of-way line of State Highway No. 6, 12.00 feet to a 1" square iron pipe set; thence southerly N 89°10'02" W on the southerly right-of-way line of Southwest 32nd Street, 12.00 feet to a 1" square iron pipe set; thence southerly N 89°44'25" E on the southerly right-of-way line of Southwest 32nd Street, 86.00 feet to a point of intersection with the southerly line of Lot 65 LT.; a 1" square iron pipe set; thence southerly S 02°18'32" W on the southerly line of Lot 65 LT., 681.28 feet to the Southwest corner of Lot 65 LT.; a 1" square iron pipe set; thence southerly S 89°44'25" E on the southerly line of Lot 65 LT., 1007.10 feet to a point of intersection with the southerly right-of-way line of Southwest 32nd Street, sold point being the southerly corner of Lot 65 LT.; a 1" square iron pipe set; thence southerly N 02°18'32" E on the southerly right-of-way line of Southwest 32nd Street, 661.33 feet to the True Point of Beginning.

Containing a total calculated area of 17.620 Ac. more or less. Subject to all Easements, restrictions and reservations of record.

E.S.P.
CONSULTING
ENGINEERS

601 OLD
CHENEY RD.
SUITE 'A'
LINCOLN
NEBRASKA
68512

WEST 'O'
EDM
BUSINESS &
INDUSTRIAL
PARK

SW 35th St.
& West 'O'
Street
LINCOLN
NEBRASKA

SITE
PLAN

PROJECT
MANAGER:

NDS INC.
PO BOX 0012
LINCOLN, NE
68501
PHONE
(402) 430-1157
FAX
(402) 489-8065

Scale: 1"=100'
Proj:
AAA/Well Pro
Dwg: P/Well Pro
Date: 4/17/03

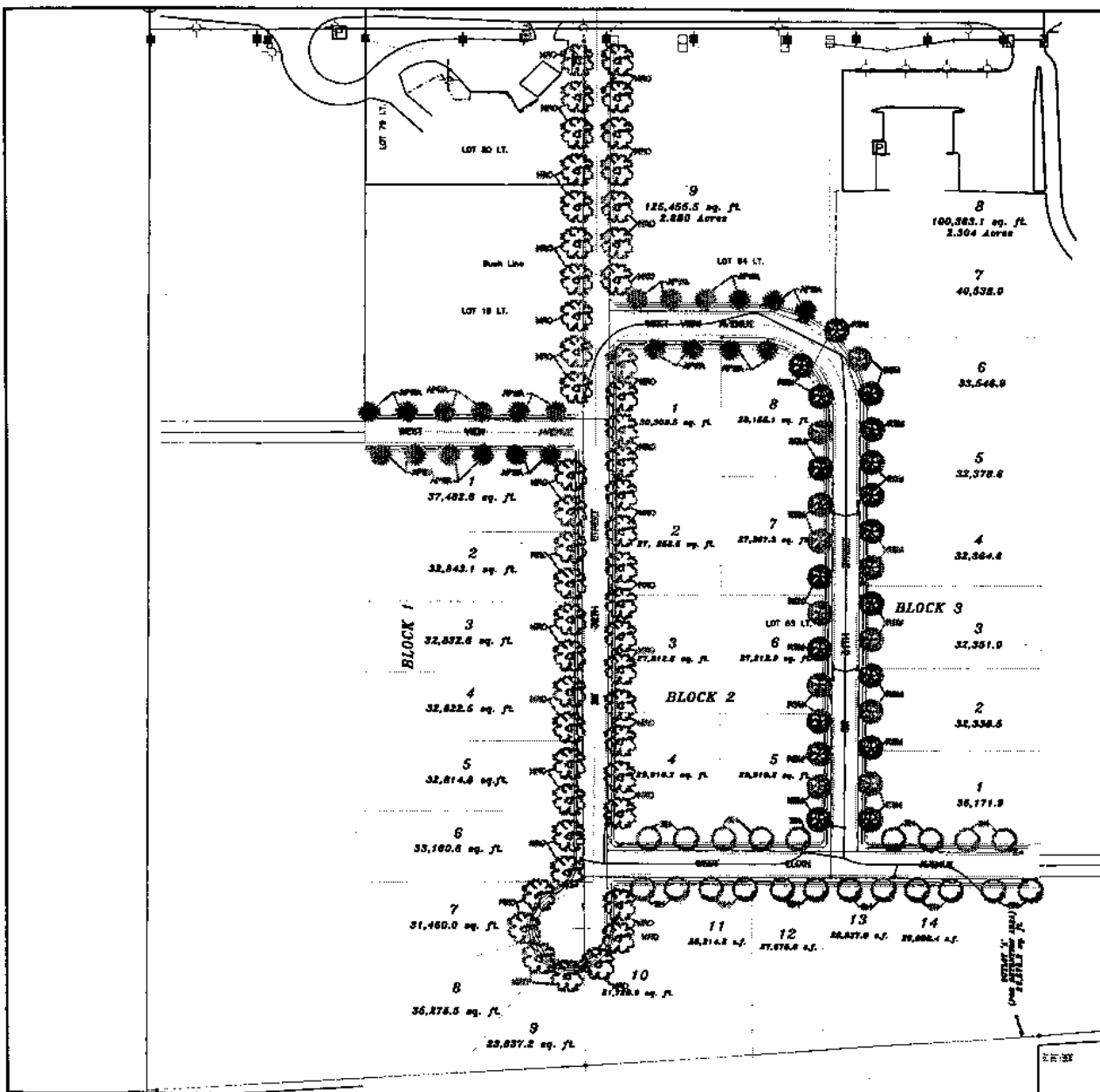
Revisions:

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of
6

RECEIVED
JUN - 3 2003

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STREET TREE SCHEDULE							
REV	CONCURRE ISSUE / BOTANICAL NAME	STREET NAME	SIZE	METHOD	SPREAD	HEIGHT	QUANT.
MRO	Northern Red Oak <i>Quercus Rubra</i>	SW 32nd Street	1-1/2" dia.	B & B	45'	50'	50
RSM	Red Sunset Maple <i>Acer Rubrum "Red Sunset"</i>	SW 31st Street	1-1/2" dia.	B & B	30'	35'	29
SH	"Skyline" Honeylocust <i>Gleditsia Tricanthos Inermis "Skyline"</i>	W Elgin Avenue	1-1/2" dia.	B & B	35'	45'	21
APWA	Autumn Purple White Ash <i>Fraxinus Americana "Autumn Purple"</i>	West View Avenue	1-1/2" dia.	B & B	30'	45'	22



WEST OF
EDM
BUSINESS &
INDUSTRIAL
PARK

SW 35th St.
& West 'O'
Street
LINCOLN
NEBRASKA

GRADING PLAN

PROJECT
MANAGER
FIC [H]
FO PO: 5092
LIPDOL
NEPACHA
EASU
PHONE
400-430-1157
FA
400-430-8000

Scale: 1"=80'
Proj:
AAA/West/O'
Dwg: Prelim Pln
Date: 8/21/02
Revisions:

Revisions:

4 of 5

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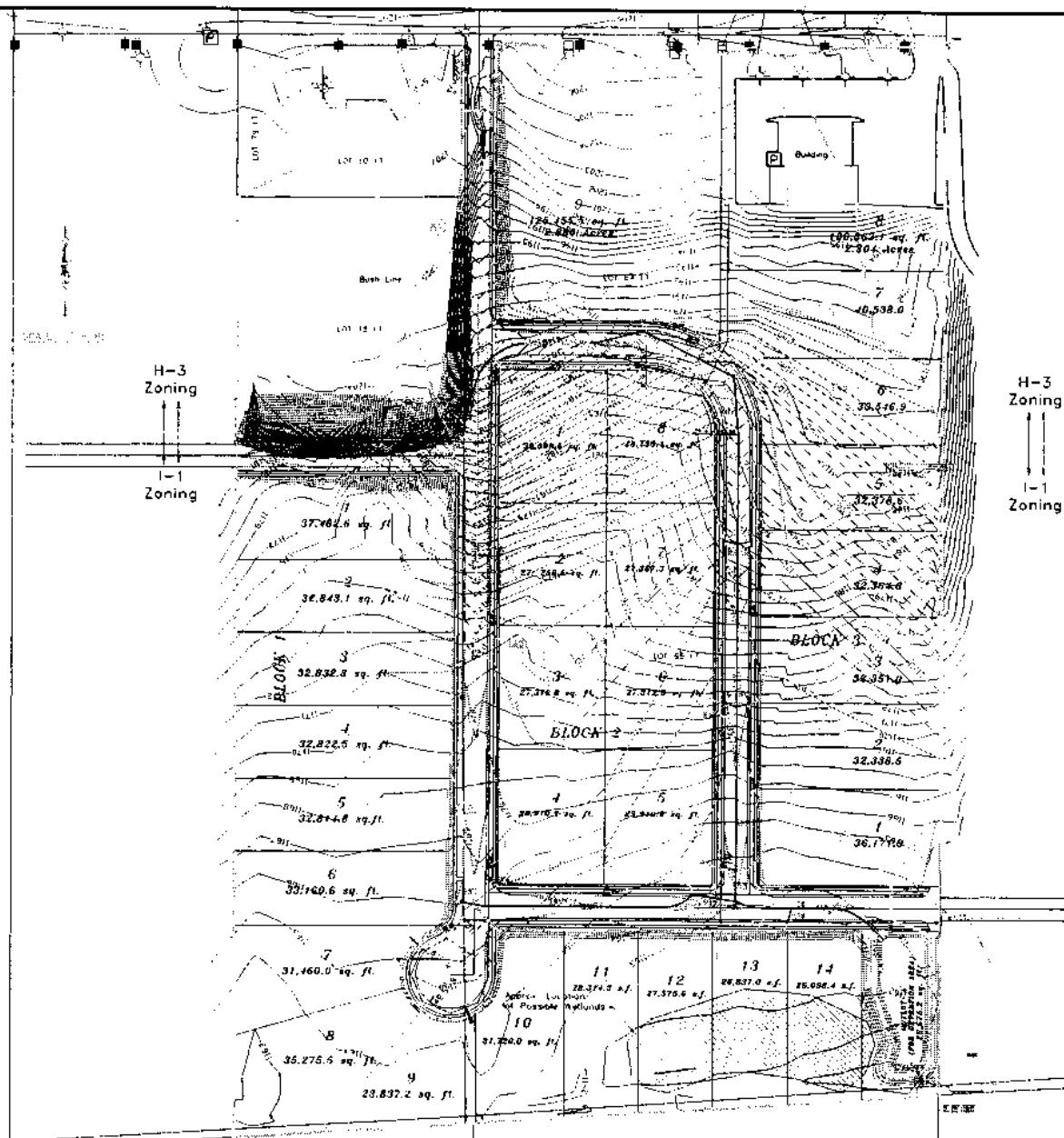
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4/19/03

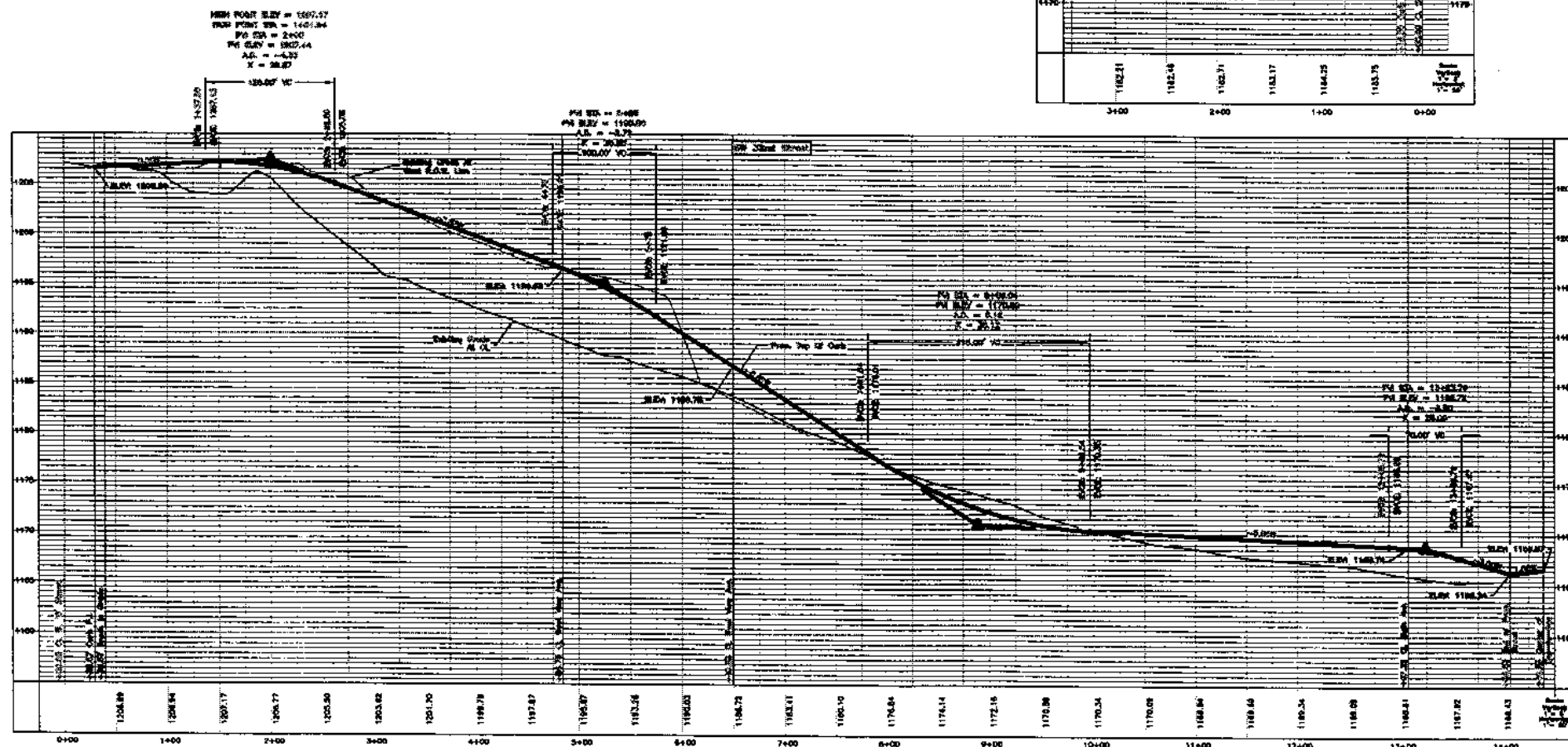
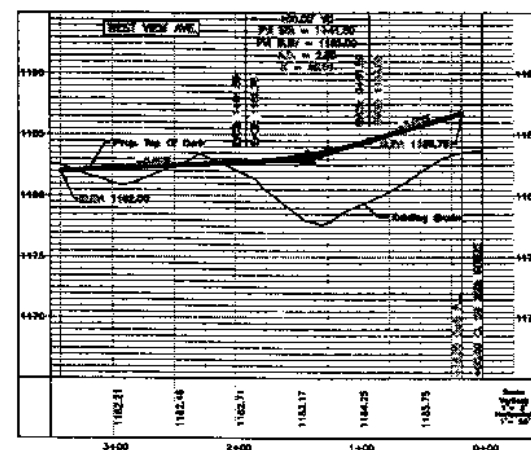
DATE: November 2, 1963

DRAINAGE COMPUTATIONS

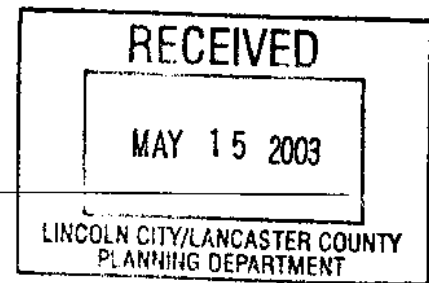
LOGICAL ANALYSIS OF LANGUAGE

Project W of B&W, 1 and 2





M e m o r a n d u m



To: Brian Will, Planning Department

From: *CB* Chad Blahak, Public Works and Utilities

Subject: EDM Business & Industrial Park

Date: May 14, 2003

cc: Randy Hoskins
Devin Biesecker

Engineering Services has reviewed the resubmitted West 'O' EDM Business and Industrial Park Preliminary Plat, located south of West O Street at 32nd Street and has the following comments:

- Sanitary - Lot 8 in Block 3 needs to be provided abutting sewer as per the subdivision ordinance. Public Works recommends that Lot 8 be provided frontage on to West View Avenue/Southwest 31st Street to accommodate this requirement. A private service across Lot 7 is unsatisfactory. This would also give the lot access to the internal road system which will eventually be connected to West O Street with a signalized intersection to the west.
- Water - Comments need to be addressed concerning the adequacy of the standard 8" water main in such a long dead end water system. As the area east and west of this plat develops, the system will be looped. The adequacy of the system needs to be verified for the development of this plat alone.
- Grading/Drainage - The contours in the east end of Elgin Avenue show a non-standard paving cross section. This is unsatisfactory and the contours need to be revised to show a cross section consistent with design standards.
- There does not appear to be an overland flow path for any storm greater than the 10 year storm. Elgin Avenue slopes to the east at 0.5% from Southwest 32nd Street to the east property line without a low point to route the flow into the detention cell. Since the storm sewer is designed for the 10 year storm, any flow greater than the 10 year storm will flow off site to the property east of this project. Provisions need to be made to route the runoff to the detention cell.
- There appears to be discrepancies in the hydrology study. The front page shows 19.91 cfs, 35.39 cfs, and 54.06 cfs for the 2, 10, and 100 year for the area that bypasses the detention cell. On page 23 it shows 49.79, 88.50, and 135.19 for each of the storms. If the values on page 23 are correct then more detention is required as they are higher than the pre-development flows.

- There is no emergency overflow shown for the detention cell. The detail for the outlet structure shows an elevation for the top of the weir to be 1166.08 and the contours for the bank of the detention cell show the top to be at 1166 on the south and west sides and 1165 on the north and east sides. This situation will cause overflow onto the adjoining lots to the east and west of the detention cell. An emergency over flow is required at the south end of the detention cell with no less than 1.0' from the overflow elevation to the top of the detention cell.
- A 2% minimum slope is required, as per design standards, in the bottom of the detention cell.
- Stage/storage information for the detention cell and stage/discharge information for the outlet structure need to be provided as per drainage criteria manual.
- Streets - Portions of Southwest 32nd Street are only showing 50' of right-of-way. The full 66' of right-of-way is required for the entire length of Southwest 32nd Street.
- Street grades of West View Avenue and West Elgin Avenue need to be extended 300' beyond the property line as per subdivision ordinance requirements. Street names for numbered streets shown on the profile do not agree with street names on the plan. West View Avenue intersects Southwest 32nd Street, not West O Street as shown on the profile.
- General - The information shown on the special permit relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and th method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.



UTILITIES DEPARTMENT

PUBLIC WORKS AND



MEMORANDUM

D

Fr

Subj

May 13, 2003

Brian Will
Ben Higgins, Chad Blahak

Devin Biesecker

EDM Industrial Center Preliminary Plat

Below are Watershed Management's comments on the EDM Industrial Center Preliminary Plat. Comments are based on a six-sheet plan set and hydraulic study stamped April 30, 2003 by the Planning Department.

1. The are errors in the pre developed flow rate calculations, the values in the summary appear to be to high. A new study showing that post-developed flows don't exceed pre-developed flows must be submitted.
2. A large amount of flow for this area is not detained. This could lead to potential erosion problems in the adjacent railroad ROW.
3. Contours show flows that exceed the capacity of the street system on 32nd street will continue on down the cul-de-sac and exit the property via a swale. The street profile shows the grading of the cul-de-sac in the other direction.

4. Minimum opening elevations must be included for lots adjacent to detention areas and swales.

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**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Brian Will

DATE: May 12, 2003

DEPARTMENT: Planning

FROM: Chris Schroeder
Jerry Hood, REHS

ATTENTION:

DEPARTMENT: Health

CARBONS TO: Bruce Dart, Director
EH File
EH Administration

SUBJECT: Maple Village
SP #2017 CZ #3407

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the special permit and change of zone applications for the proposed Maple Village. The following items are noted:

- Considering the past land-use of the property, former storage yard/service area with above ground storage tanks, the LLCHD recommends that at least a Phase I Environmental Assessment be conducted for the property.
- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.
- Sewage disposal is projected to be the City of Lincoln municipal collection.
- Water supply is projected to be the City of Lincoln municipal water supply.



INTER-DEPARTMENT COMMUNICATION

DATE May 9, 2003

TO Brian Will, City Planning

FROM Sharon Theobald
(Ext. 7640)

SUBJECT DEDICATED EASEMENTS
DN#1S-35W

Attached is the Resubmitted Preliminary Plat for EDM Industrial Center.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will require the additional easements marked in red on the map. Also, please include "and utility" in the Sanitary Sewer easement, as noted.

It should be noted, any relocation of existing facilities will be at the owner/developer's expense.

Sharon Theobald

ST/ss
Attachment
c: Terry Wiebke
Easement File

